



COCHISE COUNTY

COMMUNITY DEVELOPMENT

"Public Programs...Personal Service"

TO: Board of Adjustment, District 3

FROM: Peter Gardner, Planner I

For: Beverly Wilson, Deputy Director Planning Division

SUBJECT: Minutes of the Regular Meeting of December 11, 2012

DATE: December 13, 2012

Members Present:

Paul Brick, Chairman
Shawn Wales, Vice Chairman
Helen Barnard, Member

Staff Present:

Peter Gardner, Planner I

Others Present:

Applicants, Daniel & Susan Doberstein

These minutes for the BA3 meeting held on December 11, 2012 are complete only when accompanied by the memoranda for said meeting dated December 11, 2012.

Call to Order / Roll Call:

Chairman Paul Brick called the meeting to order at 6:34 p.m. at the J.P. Courtroom at the County Service Center in Benson. He explained the procedures of the meeting to those present, and noted that all members of the Board were present and that as such, a quorum was established and business could proceed.

Vice Chairman Wales made a motion to approve the minutes of the November 13, 2012 regular meeting. Ms. Barnard seconded the motion, Mr. Brick noted a minor grammatical change, and the vote was 3-0 to approve the minutes of the November 13 meeting.

NEW BUSINESS

Docket BA3-12-12 (Doberstein): Chairman Brick introduced the Docket which is a request for the following Variances to Site Development Standards, per the Cochise County Zoning Regulations: Sections 1403-02 (to reduce setbacks); 1403.05 (to waive screening requirements); 1804.05 (to reduce required number of parking spaces); 1804.07 (use A/B rather than gravel for driveway, parking and loading areas); and 1804.10 (waiver from designated loading area).

The subject parcel (Parcel # 305-73-020B) is located at 3911 East Shelton Road in Willcox, AZ.

Chairman Brick called for the Planning Director's presentation of the Docket. Peter Gardner delivered the report, illustrating the facts of the case utilizing photos, maps and other visual aids. He explained the background of the case and the circumstances surrounding the Variances requested under consideration. He noted an error in the Staff report concerning citizen input. He concluded by offering factors in favor and against approval.

Chairman Brick invited questions for Staff. Chairman Brick requested and received clarification of the location. Vice-Chairman Wales asked about the parcel split and the ownership of the parent parcel. Mr. Gardner clarified for Mr. Wales.

Chairman Brick declared the Public Hearing open, and then called for the Applicant's statement. The Applicant spoke briefly to explain the reasons behind the request and invited questions from the Board. The Board requested and received clarification of the nature of the items manufactured. Mr. Wales asked about the current and proposed state of the ground surface, which the Applicant clarified. Mr. Wales asked about development on adjoining parcels and screening, and Mr. Gardner expressed Staff's opinion that screening would be more intrusive than not. Mr. Wales requested and received clarification about loading areas. Mr. Wales also expressed concern regarding the location of parking, which was addressed by the Applicant. There was further discussion regarding the surrounding parcels and their zoning.

Chairman Brick then closed the Public Hearing and called for Staff Summation and Recommendation.

Chairman Brick called for a motion. Vice Chairman Wales made a motion to grant this application for the Variances citing the factors in favor. Ms. Barnard seconded. There was no further discussion.

The vote was 3-0 to approve the motion.

Planning Director's Report:

Mr. Gardner offered a brief Director's Report, informing the Board that there is one BA3 Docket for next month. The Docket is an appeal of regulations pertaining to Park Models. The Zoning Regulation changes were discussed as was the recent Boards and Commissions Conference attended by Chairman Brick.

Ms. Barnard made a motion to adjourn. Mr. Wales seconded, and the meeting was adjourned at 7:12 p.m.